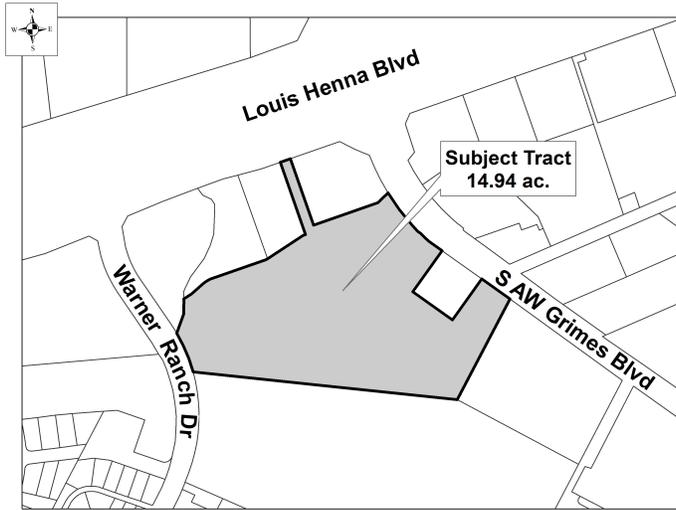


**Warner Ranch Commercial Replat  
FINAL PLAT FP2003-006**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of a Replat of Lots 3 & 4, Warner Ranch Subdivision, Phase 1, Block D

**ZONING AT TIME OF APPLICATION:** PUD No. 42 - mixed use

**DESCRIPTION:** 14.94 acres out of the Memucan Hunt Survey, Abstract No. 314

**CURRENT USE OF PROPERTY:** undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** PUD No. 42 - mixed use

**ADJACENT LAND USE:**

- North: PUD No. 42 - commercial
- South: PUD No. 42 - apartments
- East: un-zoned - vacant
- West: PUD No.42 - hotel

**PROPOSED LAND USE:** urban multi-family and commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	1	11.11
Office:	0	0
Commercial:	2	3.83
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>3</b>	<b>14.94</b>

**Owner:**  
 BCCA Grimes, LLC  
 Greg Gitcho, Manager Member  
 3800 N. Lamar Blvd., Ste. 350  
 Austin, TX 78756

**Agent:**  
 Kimley-Horn  
 Jason Reece  
 10814 Jollyville Rd., Campus IV, Ste. 300  
 Austin, TX 78759

**Warner Ranch Commercial Replat  
FINAL PLAT FP2003-006**

**HISTORY:** The Planning and Zoning Commission approved the Final Plat for Warner Ranch Subdivision, Phase 1, Block D on November 7, 2018.

**DATE OF REVIEW:** April 15, 2020

**LOCATION:** Southwest of the intersection of Louis Henna Blvd. and S. A.W. Grimes Blvd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The General Plan designates the property as PUD (Planned Unit Development) No. 42. The portion of the PUD contained in this plat is high density multifamily and commercial.

Replat: The purpose of a replat is to resubdivide all or part of a recorded plat, without the vacation of the preceding plat, and to allow for a review by the Planning and Zoning Commission.

The replat creates two lots, 4A and 4B, from the original Lot 4. In addition, Lot 3 (now Lot 3A) is increased in size by taking in an area containing an access easement which was previously part of Lot 4. Lot 4A will be the site of the multi-family project recently approved with Amendment No. 5 to PUD No. 42. Lot 4B is zoned for commercial development in the PUD.

Traffic, Access and Roads: The site has access from Warner Ranch Drive, Louis Henna Boulevard, and AW Grimes Boulevard. The development of the site will include a private access drive that will connect to AW Grimes Boulevard at the existing intersection with Roundville Lane. The private access drive will serve as the fourth access point to complete the intersection. In addition, right turn and left turn deceleration lanes will be constructed on AW Grimes for the access drive, with these improvements serving in lieu of a TIA (Traffic Impact Analysis).

Water and Wastewater Service: Water and wastewater service will be provided by the City of Round Rock. The property will connect to an existing 12-inch water line along Louis Henna Boulevard. Wastewater will be connected to an existing main that crosses the site from Warner Ranch Boulevard and then parallels Louis Henna Boulevard.

Drainage: Development on the subject tract anticipates participation in the City's Regional Storm Water Management Program.

**RECOMMENDED MOTION:**

Staff recommends approval of the Replat of Lots 3 & 4, Warner Ranch Subdivision, Phase 1, Block D.



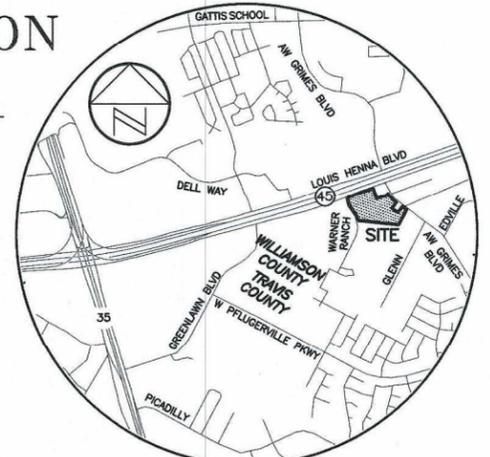
Louis Henna Blvd

Warner Ranch Dr

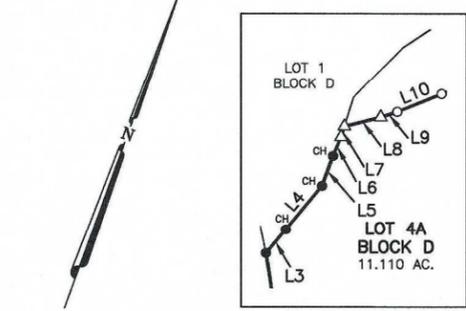
S AW Grimes Blvd

Subject Tract  
14.94 ac.

# REPLAT OF LOTS 3 & 4, WARNER RANCH SUBDIVISION PHASE 1, BLOCK D

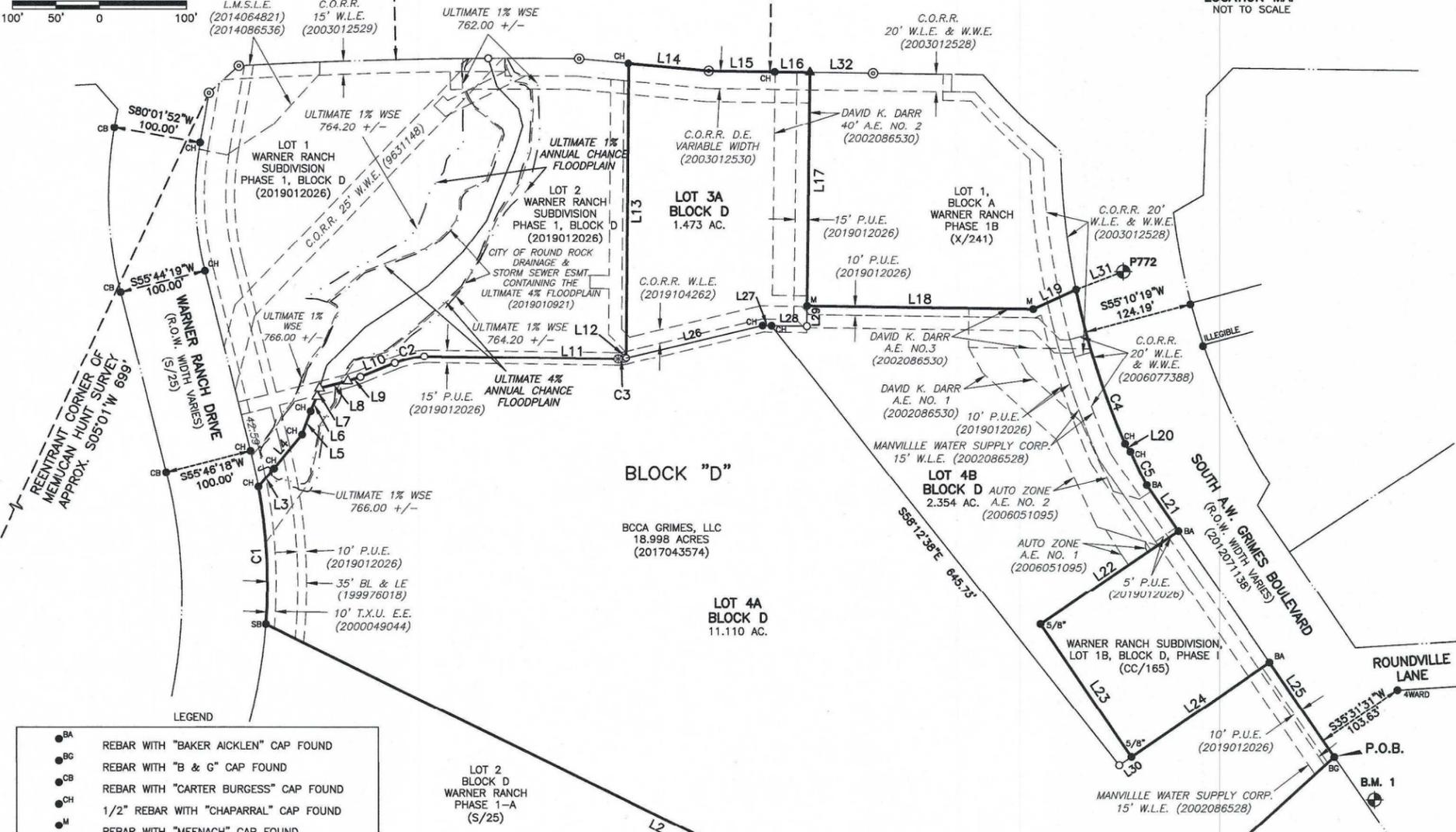
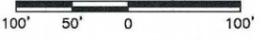


LOCATION MAP  
NOT TO SCALE



LOT ANNOTATION DETAIL  
1"=10'

SCALE: 1" = 100'  
GRAPHIC SCALE



- LEGEND**
- BA REBAR WITH "BAKER AICKLEN" CAP FOUND
  - BC REBAR WITH "B & G" CAP FOUND
  - CB REBAR WITH "CARTER BURGESS" CAP FOUND
  - CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
  - M REBAR WITH "MEENACH" CAP FOUND
  - SB REBAR WITH "SUNBELT" CAP FOUND
  - 1/2" REBAR FOUND (OR AS NOTED)
  - ⊙ TxDOT TYPE II DISK FOUND
  - ▲ MAG NAIL FOUND WITH WASHER
  - ⊕ CONTROL POINT/BENCHMARK LOCATION
  - 1/2" REBAR WITH "CHAPARRAL" CAP SET
  - △ MAG NAIL WITH "CHAPARRAL" WASHER SET
  - CALCULATED POINT
  - ⊗ COTTON SPINDLE WITH "CHAPARRAL" WASHER SET
  - B.L. BUILDING SETBACK LINE
  - E.E. ELECTRIC EASEMENT
  - A.E. ACCESS EASEMENT
  - W.W.E. WASTEWATER EASEMENT
  - W.L.E. WATERLINE EASEMENT
  - D.E. DRAINAGE EASEMENT
  - L.E. LANDSCAPE EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - C.O.R.R. CITY OF ROUND ROCK
  - ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN
  - - - ULTIMATE 4% ANNUAL CHANCE FLOODPLAIN
  - - - EASEMENT
  - L.M.S.L.E. LICENSE FOR MAINTENANCE OF SIGNAGE AND LANDSCAPE EASEMENT RECORD INFORMATION

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P772" (MAG NAIL WITH WASHER SET).

SURFACE COORDINATES:  
N 10151308.37  
E 3142209.33

TEXAS STATE PLANE COORDINATES:  
N 1015090.36  
E 3141832.31

ELEVATION = 784.90'  
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.999880014  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000120  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0  
THETA ANGLE: 1'22"56"

TOTAL ACREAGE BY LOT TYPE:  
14.937 ACRES - DEVELOPMENT

NUMBER OF LOT BY TYPE:  
3 - DEVELOPMENT  
LOT 3A (DEVELOPMENT): 1.473 ACRES  
LOT 4A (DEVELOPMENT): 11.110 ACRES  
LOT 4B (DEVELOPMENT): 2.354 ACRES

NUMBER OF BLOCKS: 1  
LINEAR FEET OF NEW STREET: 0

PATENT SURVEY: MEMUCAN HUNT SURVEY, A-314

ENGINEER: KIMLEY-HORN  
10814 Jollyville Road  
Building 4 Suite 300  
Austin, TX 78759  
Certificate of Registration No. 928

SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3505 McCall Lane  
Austin, TX 78744  
Firm No. 10124500

LINE	BEARING	DISTANCE
L1	S27°39'21"W	433.63'
L2	N83°59'35"W	1009.97'
L3	N20°06'31"E	27.70'
L4	N19°38'51"E	50.77'
L5	N00°04'11"E	28.58'
L6	N03°05'09"E	18.34'
L7	N02°27'35"W	9.82'
L8	N55°46'38"E	33.49'
L9	N51°49'58"E	15.48'
L10	N47°53'18"E	42.64'
L11	N70°42'54"E	222.76'
L12	N56°28'26"E	1.88'
L13	N19°28'55"W	338.82'
L14	N75°14'01"E	92.66'
L15	N70°41'26"E	75.78'
L16	N70°41'26"E	40.50'
L17	S19°17'06"E	268.51'
L18	N70°41'52"E	259.85'
L19	N45°17'38"E	53.64'
L20	S54°11'05"E	11.05'
L21	S54°27'23"E	64.60'
L22	S35°34'20"W	192.10'
L23	S54°20'58"E	185.06'
L24	N35°34'20"E	192.61'
L25	S54°28'29"E	131.98'
L26	N56°28'26"E	161.74'
L27	N70°42'54"E	10.22'
L28	N70°42'54"E	40.50'
L29	N19°17'07"W	23.27'
L30	N35°34'20"E	16.95'
L31	N49°13'05"E	58.13'
L32	N70°41'16"E	72.57'

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	623.35'	14°47'47"	160.98'	N23°03'48"W	160.53'
C2	113.50'	17°26'48"	34.56'	N56°36'42"E	34.43'
C3	30.01'	14°14'28"	7.46'	N63°35'40"E	7.44'
C4	874.00'	12°13'05"	186.38'	S37°39'40"E	186.02'
C5	874.00'	2°49'34"	43.11'	S45°59'04"E	43.11'

ACCESS NOTE:  
THE SUBJECT PROPERTY ABUTS/ADJOINS AND IS CONTIGUOUS WITH STATE HIGHWAY 45 (LOUIS HENNA BOULEVARD), A.W. GRIMES BOULEVARD AND WARNER RANCH DRIVE, ALL PUBLICLY DEDICATED RIGHT-OF-WAYS.

REPLAT OF LOTS 3 & 4, WARNER RANCH SUBDIVISION  
PHASE 1, BLOCK D

OWNER: BCCA GRIMES LLC

SUBMITTAL DATE: MARCH 17, 2020  
PLANNING & ZONING REVIEW: APRIL 15, 2020

BENCHMARK: VERTICAL DATUM: NAVD 88 (GEOID 09)  
BM #1: SQUARE CUT ON NW CORNER OF A CURB INLET ON THE WEST SIDE OF A.W. GRIMES BLVD., +- 65' SE OF A SE CORNER OF SUBJECT TRACT.  
ELEVATION = 800.65'

Chaparral

Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.: 877-016  
DRAWING NO.: 877-016-PL2  
PLOT DATE: 03/30/2020  
PLOT SCALE: 1" = 100'  
DRAWN BY: BDN/STS/JLB  
**SHEET**  
01 OF 02

FP1809-001

REPLAT OF  
LOTS 3 & 4, WARNER RANCH SUBDIVISION  
PHASE 1, BLOCK D

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
That I, BCCA GRIMES, LLC, A Texas limited liability company, as the owner of that certain 18.998 acre tract of land recorded in Document Number 2017043574 of the Official Records of Williamson County, Texas, do hereby dedicate to the public forever use of the streets, alleys, easements and all other lands intended for public use known as

REPLAT OF LOTS 3 & 4, WARNER RANCH SUBDIVISION PHASE 1, BLOCK D

BCCA GRIMES, LLC, Owner

By Greg Gitcho, Manager

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By \_\_\_\_\_  
Notary Public, State of Texas  
Printed Name:  
My Commission Expires:

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That HORIZON BANK, SSB, the Lien Holder of that certain 18.998 acre tract of land recorded in Document Number 2017043574, of the Official Records of Williamson County, Texas do hereby consent to the subdivision of that certain 18.998 acre tract of land situated in the City of Round Rock, Williamson County, Texas, and do further hereby join, approve, and consent to the dedication to the public forever use of the streets, alleys, easements and all other lands intended for public dedication as shown hereon.

HORIZON BANK, SSB

By: Chris Shields, Vice President

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

by \_\_\_\_\_  
Notary Public, State of Texas  
Printed Name:  
My Commission Expires:

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, Bryan D. Newsome, do hereby certify that I prepared this plat from an actual and accurate on-the-ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with Chapter 4-Subdivision Design and Construction, Part III - Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended.

*Bryan D. Newsome* 31 March 2020

BRYAN D. NEWSOME, R.P.L.S. DATE  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 McCALL LANE  
AUSTIN, TX 78744  
TBPLS FIRM NO. 10124500



THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

That I, Jason B. Reece, do hereby certify that the information contained on this plat complies with Chapter 4 - Subdivision Design and Construction, Part III-Zoning and Development Code, Code of Ordinances, City of Round Rock, 2018 Edition as amended, and the Design and Construction Standards adopted by the City of Round Rock, Texas.

JASON B. REECE, P.E.  
KIMLEY-HORN ENGINEERING, INC.  
10814 JOLLYVILLE ROAD, BUILDING 4, SUITE 300  
AUSTIN, TX. 78759  
CERTIFICATE OF REGISTRATION NO. 928

Approved this \_\_\_\_ day of \_\_\_\_\_, 2020, by the City Planning and Zoning Commission of the City of Round Rock, Texas, and authorized to be filed for record by the County Clerk of Williamson County, Texas. The property covered by this Plat is within the CITY of the City of Round Rock.

David Pavlska, Chairman  
City of Round Rock Planning & Zoning Commission

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2020, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2020 AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. \_\_\_\_\_.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.  
NANCY RISTER, CLERK, COUNTY COURT  
WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

GENERAL NOTES:

- A PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN; UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NO. 48491C0635F, DATED DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- NO OBSTRUCTIONS, INCLUDING, BUT NOT LIMITED TO, FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, CHAPTER 2, ZONING DISTRICTS AND USE REGULATIONS, CITY OF ROUND ROCK, TEXAS, AS AMENDED AND PURSUANT TO PUD#42.
- SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, AS AMENDED.
- THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP1809-001) APPROVED BY THE PLANNING AND ZONING COMMISSION ON NOVEMBER 07, 2018.
- ALL MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET (2') ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOOD FOR ALL LOTS ADJACENT TO THE ULTIMATE 1% FLOODPLAIN.
- EASEMENT CONTAINING THE ULTIMATE 4% ANNUAL CHANCE FLOOD DEDICATED BY SEPARATE INSTRUMENT NO. 2019010921.
- A TEN-FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
- A FIFTEEN-FOOT (15') PUE AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL LOTS ABUTTING SH45.

14.937 ACRES  
WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 14.937 ACRES IN THE MEMUCAN HUNT SURVEY, ABSTRACT 314, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOTS 3 AND 4, WARNER RANCH SUBDIVISION, PHASE 1 BLOCK D, A PLAT OF RECORD IN DOCUMENT NO. 2019012026, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (OPRWCT), BEING A PORTION OF A 18.998 ACRE TRACT CONVEYED TO BCCA GRIMES, LLC, IN A SPECIAL WARRANTY DEED WITH VENDORS LIEN DATED MAY 12, 2017 AND RECORDED IN DOCUMENT NO. 2017043574, OPRWCT; SAID 14.937 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch rebar with "B&G" cap found on the southwest right-of-way line of South A.W. Grimes Boulevard (right-of-way width varies) as described in Document No. 2012071138 of the Official Public Records of Williamson County, Texas, the east corner of said Lot 4, and the north corner of Lot 1, Block A of The O'Connor Subdivision, a Plat of Record in Document No. 2018024047, OPRWCT;

THENCE South 27°39'21" West, with the southeast line of Lot 4 and the northwest line of Lot 1 a distance of 433.63 feet to a 1/2 inch rebar found for the south corner of Lot 4, the west corner of Lot 1, and a corner of Lot 2, Block D of Warner Ranch Phase 1-A Subdivision, a Plat of Record in Cabinet S, Slide 25, PRWCT;

THENCE North 83°59'35" West, with the southwest line of Lot 4 and the northeast line of Lot 2 D a distance of 1009.97 feet to a 1/2 inch rebar with "Sunbelt" cap found on the east right-of-way line of Warner Ranch Drive (right-of-way width varies) as described in Cabinet S, Slide 25, PRWCT, and being the most southerly southwest corner of Lot 4, and the north corner of Lot 2;

THENCE with east right-of-way line of said Warner Ranch Drive and the west line of Lot 4, with a curve to the left, having a radius of 623.35 feet, a delta angle of 14°47'47", an arc length of 160.98 feet, and a chord which bears North 23°03'48" West, a distance of 160.53 feet to a 1/2 inch rebar with "Chaparral" cap found for a west corner of Lot 4 and the south corner of Lot 1, Block D, said Warner Ranch Subdivision, Phase 1 Block D;

THENCE leaving the east right-of-way line of said Warner Ranch Drive and with the north line of Lot 4 and south line of said Lot 1, Block D, the following five (5) courses and distances:

- North 20°06'31" East, a distance of 27.70 feet to a 1/2 inch rebar with "Chaparral" cap found,
- North 19°38'51" East, a distance of 50.77 feet to a 1/2 inch rebar with "Chaparral" cap found,
- North 00°04'11" East, a distance of 28.58 feet to a 1/2 inch rebar with "Chaparral" cap found,
- North 03°05'09" East, a distance of 18.34 feet to a mag nail with "Chaparral" washer set, and
- North 02°27'35" West, a distance of 9.82 feet to a mag nail with "Chaparral" washer set in a corner of Lot 4, a corner of Lot 1, Block D and a southwest corner of Lot 2, Block D of the Warner Ranch Subdivision, Phase 1 Block D;

THENCE with the north line of Lot 4 and south line of said Lot 2, Block D, the following seven (7) courses and distances:

- North 55°46'38" East, a distance of 33.49 feet to a mag nail with "Chaparral" washer set,
- North 51°49'58" East, a distance of 15.48 feet to a 1/2 inch rebar with "Chaparral" cap set,
- North 47°53'18" East, a distance of 42.64 feet to a 1/2 inch rebar with "Chaparral" cap set,
- With a curve to the right, having a radius of 113.50 feet, a delta angle of 17°26'48", an arc length of 34.56 feet, and a chord which bears North 56°36'42" East, a distance of 34.43 feet to a 1/2 inch rebar with "Chaparral" cap set,
- North 70°42'54" East, a distance of 222.76 feet to a cotton spindle with "Chaparral" washer set,
- With a curve to the left, having a radius of 30.01 feet, a delta angle of 14°14'28", an arc length of 7.46 feet, and a chord which bears North 63°35'40" East, a distance of 7.44 feet to a cotton spindle with "Chaparral" washer set, and
- North 56°28'26" East, a distance of 1.88 feet to a 1/2 inch rebar with "Chaparral" cap set for the southeast corner of Lot 2, Block D and the southwest corner of Lot 3, Block D of the Warner Ranch Subdivision, Phase 1 Block D;

THENCE North 19°28'55" West, with the west line of Lot 3, Block D and the east line of Lot 2, Block D a distance of 338.82 feet to a 1/2 inch rebar with "Chaparral" cap found for the northwest corner of Lot 3, the northeast corner of Lot 2 and on the south right-of-way line of State Highway 45 (Louis Henna Boulevard) (right-of-way width varies) as described in Document Nos. 2000035393 and 2002046158 OPRWCT;

THENCE with the south right-of-way line of State Highway 45 (Louis Henna Boulevard) and the north line of Lot 3, the following two (2) courses and distances:

- North 75°14'01" East, a distance of 92.66 feet to a TXDOT type II highway monument found;
  - North 70°41'26" East, a distance of 75.78 feet to a 1/2 inch rebar with "Chaparral" cap found for the northeast corner of Lot 3 and a northwest corner of Lot 4;
- THENCE North 70°41'26" East, with the south right-of-way line of State Highway 45 and the north line of Lot 4 a distance of 40.50 feet to a mag nail with washer found for the northwest corner of Lot 1, Block A, Warner Ranch Phase IB Subdivision, a subdivision of record in Cabinet X, Slide 241, PRWCT; and from which point a TXDOT type II highway monument found on the south right-of-way line of State Highway 45 (Louis Henna Boulevard) and the north line of said Lot 1, bears North 70°41'26" East, a distance of 72.57 feet;

THENCE with the north line of Lot 4 and with the west and south line of said Lot 1, the following three (3) courses and distances:

- South 19°17'06" East, a distance of 268.51 feet to a rebar with "Meenach 4335" cap found for the southwest corner of said Lot 1,
- North 70°41'52" East, a distance of 259.85 feet to a rebar with "Meenach 4335" cap found, and
- North 45°17'38" East, a distance of 53.64 feet to a 1/2 inch rebar found on the southwest right-of-way line of A.W.Grimes Boulevard and the northeast line of Lot 4;

THENCE with the southwest right-of-way line of A.W.Grimes Boulevard and the northeast line of Lot 4, the following four (4) course and distances:

- With a curve to the left, having a radius of 874.00 feet, a delta angle of 12°13'05", an arc length of 186.38 feet, and a chord which bears South 37°39'40" East, a distance of 186.02 feet to a 1/2" rebar with "Chaparral" cap found, from which a 1/2-inch rebar with "Baker Aicklen" cap found, bears North 00°04'54" East, a distance of 2.76 feet,
- South 54°11'05" East, a distance of 11.05 feet to a 1/2" rebar with "Chaparral" cap found, from which aforementioned rebar with "Baker Aicklen" cap found, with a curve to the right, having a radius of 874.00 feet, a delta angle of 0°50'35", an arc length of 12.86 feet, and a chord which bears North 44°08'59" West, a distance of 12.86 feet,
- With a curve to the left, having a radius of 874.00 feet, a delta angle of 02°49'34", an arc length of 43.11 feet, and a chord which bears South 45°59'04" East, a distance of 43.11 feet to a rebar with "Baker Aicklen" cap found, and
- South 54°27'23" East, a distance of 64.60 feet to a rebar with "Baker Aicklen" cap found for the north corner of Lot 1B, Block D, Warner Ranch Subdivision, Lot 1B, Block D, Phase I, a subdivision of record in Cabinet CC, Slide 165 of the Plat Records of Williamson County, Texas;

THENCE with the east line of Lot 4 and the perimeter of said Lot 1B, the following three (3) courses and distances:

- South 35°34'20" West, a distance of 192.10 feet to a 5/8 inch rebar found for the west corner of said Lot 1B;
- South 54°20'58" East, a distance of 185.06 feet to a 5/8 inch rebar found for the south corner of said Lot 1B;
- North 35°34'20" East, a distance of 192.61 feet to a rebar with "Baker Aicklen" cap found for the east corner of said Lot 1B and being on the southwest right-of-way line of A.W.Grimes Boulevard;

THENCE South 54°28'29" East, with the southwest right-of-way line of A.W.Grimes Boulevard and the northeast line of Lot 4 a distance of 131.98 feet to the POINT OF BEGINNING and containing 14.937 acres of land, more or less.

 Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 877-016
	DRAWING NO.: 877-016-PL2
	PLOT DATE: 03/30/2020
	PLOT SCALE: 1" = 100'
	DRAWN BY: BDN/STS/JLB
	SHEET 02 OF 02

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